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#5022

WARRANTY DEED
Corporation

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TRANSFER
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PAID

KNOW ALL MEN BY THESE PRESENTS

That, **BOTTINELLI COMPANY**, a corporation organized and existing under the laws of the State of Maine, and located at Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **NEL, INC.** a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec and State of Maine, receipt whereof it does hereby acknowledged, does hereby **give, grant, bargain, sell and convey**, unto the said **NEL, INC.**, its successor/successors and assigns forever,

A certain lot or parcel of land situate in said Waterville and bounded and described as follows, to wit:-

Beginning at an iron pin in the southerly line of the Oakland Road, so called, leading from Waterville to Oakland and in the northwesterly corner of property of the City of Waterville; thence southerly in the westerly line of land of said City of Waterville one hundred forty-five and two tenths (145.2) feet, more or less, to an iron pin in the corner of property of said City of Waterville; thence westerly in the northerly line of land of said City of Waterville three hundred fifty (350) feet, more or less, to a stone bound; thence in a northeasterly direction along the southeasterly line of land of Henry F. Toulouse one hundred sixty (160) feet, more or less, to an iron pin in the southerly line of said Oakland Road; thence easterly two hundred eighty-five and two tenths (285.2) feet, more or less, to the point of beginning.

Also, another certain lot or parcel of land situated in said Waterville on the southerly side of the Oakland Road, so called, bounded and described as follows, to wit:-

Beginning at a point in the southerly line of the Oakland Road which is one hundred (100) feet easterly from the northwesterly corner of a parcel of land conveyed to the City of Waterville by deed of Elsmore M. Penney dated June 4, 1941, recorded in Kennebec Registry of Deeds in Book 779, Page 283; thence running southerly in a line parallel with the easterly line of land now or formerly of said Elsmore M. Penney a distance of one hundred ninety-five (195) feet, more or less; thence running westerly in a line parallel with the southerly line of said Penney and fifty (50) feet distant therefrom to the easterly line of land of Henry Toulouse; thence running in a northeasterly direction along the easterly line of said Toulouse to the southwesterly corner of said Penney's land; thence running in an easterly direction along the southerly line of said Penney's land a distance of three hundred fifty (350) feet, more or less, to the southeasterly corner of said Penney's land; thence running in a northerly direction along the easterly line of said Penney's land a distance of one hundred forty-five (145) feet, more or less, to the southerly line of the Oakland Road; thence running in an easterly direction along the southerly line of the Oakland Road a distance of one hundred (100) feet, more or less, to the point of beginning.

Also another certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, and more particularly bounded and described as follows, viz:-

Commencing at a point in the southeasterly corner of land presently owned by the Waterville City Motel; thence in a general southerly direction, in a continuous straight line from the easterly line of premises presently owned by the Waterville City Motel, one hundred (100') feet to a point; thence in a general westerly direction in a line parallel to the southerly line of premises presently owned by

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the Waterville City Motel to a point in the easterly line of plan presently owned by Henry F. Toulouse; thence in a general northeasterly direction, along the easterly line of land of the aforesaid Henry F. Toulouse to a point in the southwesterly corner of land presently owned by the Waterville City Motel; thence in a general easterly direction along the southerly line of land owned by the Waterville City Motel to the point of beginning.

Meaning and intending hereby to convey the premises acquired by the within Grantor Waterville Motor Lodge by deed of James C. McGuire as Trustee dated February 13, 1992, and recorded in the Kennebec County Registry of Deeds in Book 4062, Page 346. The name of Waterville Motor Lodge has been changed to Bottinelli Company.

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said NEL, INC., its successor/successors and assigns, to its and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said Grantee, its successor/successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will Warrant and Defend the same to the said Grantee, its successor/successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said BOTTINELLI COMPANY has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Claire A. Bottinelli, its Secretary, thereunto duly authorized, this 14th day of May, in the year of our Lord one thousand nine hundred and ninety-two.

Signed, Sealed and Delivered
in the presence of:

BOTTINELLI COMPANY

Cecile Charbonneau By Claire A. Bottinelli
Claire A. Bottinelli
Its Secretary

STATE OF ~~MAINE~~ CONNECTICUT

Kennebec, ss. COUNTY OF NEW LONDON Dated: May 14, 1992

ss. NEW LONDON

Then personally appeared the above named Claire A. Bottinelli, Secretary of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said Corporation.

Before me,

Patricia L. Lindholm
Notary Public

Print Name: Patricia L. Lindholm

My Commission Expires: My Commission Expires May 31, 1996



RECEIVED KENNEBEC SS.

1992 MAY 18 AM 11:56

ATTEST: Harold R. Munn
REGISTER OF DEEDS